



Petition Number: 1101-PUD-01

Subject Site Address: Northeast corner of Ditch Road & 146th Street

Petitioner: Estridge Development Company, Inc

Representative: Brian D. Stumpf

Request: Amendment to the development standards that relate to the overall project of the Centennial South PUD .

Current Zoning: Centennial South PUD

Current Land Use: Single Family Residential

Approximate Acreage: 3.12 acres

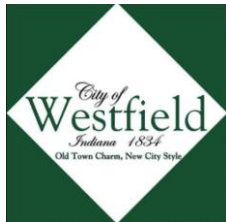
Zoning History: 0407-PUD-05, Centennial South PUD (Ord. 04-42), *Approved*
0501-DP-04, Development Plan, Approved
0501-SPP-01, Primary Plat, Approved
0505-SFP-11, Secondary Plat, Approved
0808-DP-11, Development Plan, Withdrawn
0808-PUD-02, PUD amendment, Withdrawn
0808-SPP-02, Primary Plat, Withdrawn
0902-DP-05, Development Plan, Approved
0902-SPP-02, Primary Plat, Approved
0902-PUD-02, PUD amendment, Approved

Exhibits: 1. Staff Report
2. Aerial Location Map
3. Concept Plan
4. Petitioner's Proposal
5. Exhibit F of Centennial South PUD Ordinance
6. Exhibit K of Centennial South PUD Ordinance

Staff Reviewer: Andrew Murray, *Planner I*

Petition History

This petition was introduced before the City Council on December 12, 2010 and received a public hearing at the January 4, 2011 Advisory Plan Commission (the "APC") Meeting.



Procedural

The recommendation from the APC to the City Council may be made at the January 18, 2011 APC meeting.

Project Description

The subject property consists of approximately 3.12 acres and is located at the intersection of Ditch Road and 146th Street (the “Property”). The Property is currently zoned as the Centennial South PUD. Estridge Development Company, Inc. is petitioning to have one sentence amended in the Centennial South PUD Ordinance, allowing for builders other than Estridge Companies to construct homes within the Area C of the Centennial South PUD.

The proposed text amendment seeks to modify Item #2 in the *Development Standards that Relate to the Overall Project* section of Exhibit F of the Centennial South PUD Ordinance, which states:

2. The Estridge Companies shall be the only Builder allowed to construct homes within the community.

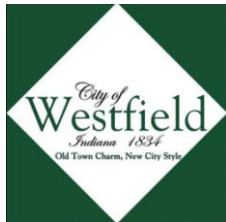
The proposed text amendment would state:

2. Homes on Lots 112, 133, 134, 150, 151, 152, 155, 156, 158, 159, 160, 161, 162, 164, 165, 166, and 168, shall be substantially similar to the homes shown in *Exhibit K – Elevations for Irvington Collection Homes*.

Public Policy

Comprehensive Plan (Feb 2007, as amended)

The 2007 Comprehensive Plan identifies the subject area as “Existing Suburban Residential”. Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area.



Development policies for the Existing Suburban area recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style.

Thoroughfare Plan (Feb 2007, as amended)

The Westfield – Washington Township Thoroughfare Plan roadway classification map identifies Ditch Road as a “Secondary Arterial,” and recommends a minimum dedication of a sixty (60) foot half right-of-way. All road within the Centennial South PUD are classified as “local” streets.

Parks & Recreation Master Plan – Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject site.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

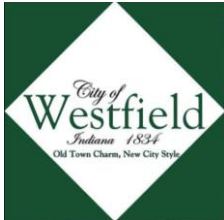
See above, “Public Policy, Item 1” for discussion.

2. Current conditions and the character of current structures and uses.

The Property is currently single-family detached dwellings. Neighboring property to the east is residential development. Property to the north and west is currently used agriculturally.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that continuing residential development is appropriate and desirable in this area of the township.



4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed project will have a neutral or positive impact on surrounding property values.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the Property.

Staff Recommendation

Forward this item to the City Council with a favorable recommendation.